



PLANNING COMMISSION AGENDA REPORT

MEETING DATE: NOVEMBER 25, 2013

ITEM NUMBER: NB-1

SUBJECT: PLANNING COMMISSION GREEN DESIGN AWARD NOMINATION

DATE: NOVEMBER 14, 2013

FOR FURTHER INFORMATION CONTACT: MEL LEE, AICP, SENIOR PLANNER *ME*
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DESCRIPTION

The purpose of this memo is to advise of a request to nominate Beach House Imports at 1884 Placentia Avenue for a Planning Commission Green Design Award. Additional information regarding the nomination is attached.

RECOMMENDATION

Nominate the project as requested.

Attachment: Request for Nomination

cc: Director of Economic & Development / Deputy CEO
Sr. Deputy City Attorney
Public Services Director
City Engineer
Transportation Services Manager
Fire Protection Analyst
Staff (4)
File (2)

On Sun, Oct 20, 2013 at 3:35 PM, tim bunning <audirepair@yahoo.com> wrote:

Jim

This is basically how we did it

- * Water reclamation tank that captures all roof water run off that will be used to irrigate our drought tolerant landscaping (which also replenishes the ground water table, instead of running out to the ocean).
- * Large Prism style sky-lighting in the garage work area to maximize the use of natural light, and eliminate the need to use artificial light during daylight hours.
- * High efficiency T-5 lighting through the new workspace.
- * The use of new 2nd generation LED lighting on the exterior of the building that use 75% less electricity.
- * Low flow fixtures in the restrooms to save water use.
- * Drought tolerant landscaping thorough the property.
- * Unique recycled siding was attached the exterior of the property that is maintenance free.
- * Close proximity to public transportation.
- * Electric bicycles available for customer use.
- * All post construction material was recycled including concrete and metal.
- * Our New building's roof was angled southwards for future Solar panels.
- * On site Recycling station.
- * New Shaded carports reduce the need to air-condition Customers cars when they leave.
- * New "Green Wall" at the East of the property.

Also, Here is the link to the Register Article

This has a lot of information in it.

You will find more photos here too!

<http://www.ocregister.com/articles/tim-528575-nicholas-bunning.html>

Ive also send another cool night shop picture as well, showing off the street view of the property.

Let me know if this works for you.

Please feel free to call me or stop by to check it out.

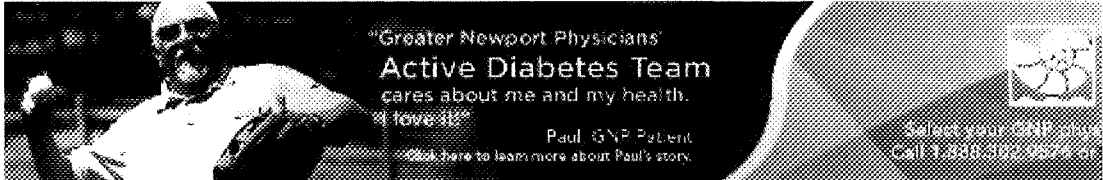
Im very proud of it , and thank you again for supporting me.

Tim Bunning



Existing Conditions Circa 1999
New Green Audi VW Repair Shop. 1884 Placentia Ave, Costa Mesa CA

92627



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Published: Sept. 29, 2013 Updated: Sept. 30, 2013 8:45 a.m.

Remodeled auto shop more eco friendly

Built with sustainability in mind, Tim Bunning's auto business is easy on the eyes and easy on the planet.

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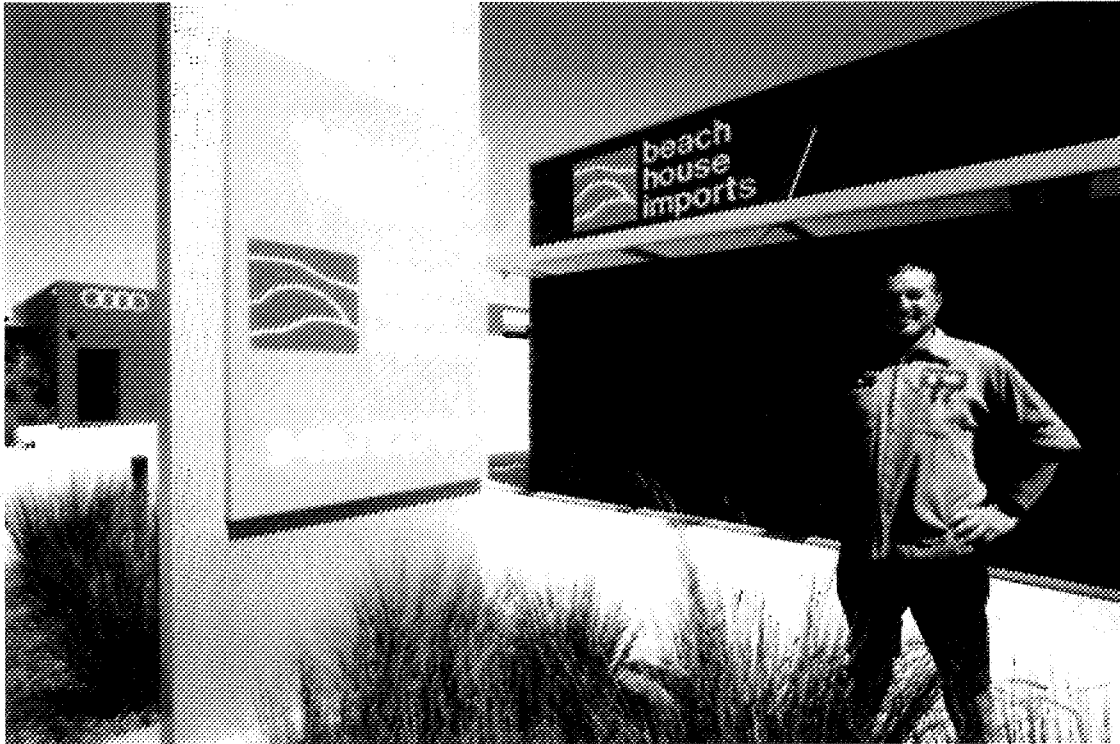
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Tim Bunning is the owner Beach House Imports, an auto repair shop in Costa Mesa that has redone its shop with green elements becoming an eye-catching remodel on an area of town that needs upgrading. The brown exterior is recycled composite decking material and the landscaping is drought tolerant plants irrigated by rainwater collection.

CHAS METIVIER, FOR THE REGISTER

By ANTONIE BOESSENKOOL / ORANGE COUNTY REGISTER

Tim Bunning has injected some green in a place that regularly deals in brown oil, light bulbs, drills and lifts that usually don't carry low environmental impacts. The owner of the eco-friendly auto repair shop Beach House Imports also added some color to his building to brighten up an otherwise drab section of Costa Mesa.

On a recent afternoon, Bunning pointed out ways the business's four buildings have become greener: siding made from recycled wood that doesn't need painting, rainwater collection off the roof for toilets and to irrigate drought-tolerant landscaping, skylights in the workshop to cut down on electric light use and, of course, recycling.

"This is the new age of automotive shops," said Bunning, an energetic Brit who sports close-cropped salt-and-pepper hair and a big smile. "(We thought,) 'This is really cool. We're going to make this fresh and green.'"

The redesign is the creation of Bunning's older brother, Nicholas Bunning, a Seattle architect. Tim Bunning describes his brother as tattooed head to toe and a virtuosic classical pianist who dresses in Brooks Brothers clothes.

Nicholas talks fast, as if he's trying to relay three ideas at once. His projects fall more toward high-rise apartment buildings and, more recently, restoring historic homes.

Tim has owned his Audi and Volkswagen repair business for 25 years, 15 of them at the current location on Placentia Avenue by 19th Street. In 2002, Tim could afford to buy the building next door, formerly a police substation, with plans to expand. He painted both buildings a sort of "Mission Viejo" taupe, Nicholas said, and put signs on top.

"I told him it doesn't look very well at all," Nicholas said. "It looked horrible to me." He was half-joking, but with Nicholas' Seattle-based aesthetic, Tim's improvements weren't up to par.

In the meantime, Tim wasn't having much luck getting expansion plans through the Planning Commission.

"Tim, you've got to give them something, some beautification, some street eye candy," Tim remembered his brother telling him. "And it worked."

Nicholas said that, during construction, Tim wasn't so sure.

"I know that I've pushed him beyond his comfort level," Nicholas said. "I think it's the sort of thing where you know someone should get this dress, but they're afraid to do it. But they'll look fantastic in it."

Audi owners in particular are a certain breed, one that seems to appreciate the modern, Bauhaus look of Bunning's redone shop, Tim said.

"That's kind of what my brother envisioned for this project, was having the same flow of their design taste with our design tastes of the shop," Tim said.

"It was like an act of brotherhood for him to have the best place he could have," Nicholas said. "He's so happy with it."

Neither brother would disclose the cost for the remodel, but the improvements are affordable and simple things that other businesses can emulate, Nicholas said. Installing a washing machine on-site for uniforms so they don't have to be sent out for laundry service cuts down on car trips, for example.

The green improvements "just make sense," Tim said. Already, he's seen his electricity bill drop dramatically.

It's also catching the attention of passers-by, even those who don't own an Audi, Tim said.

"I love my shop. ... I've had numerous people from the Newport Beach area actually stop by and say, 'Where did you get the material from? What is it made of, and how did you do it?'" Tim said. "It's crazy the amount of good input that's come in."

Planning Commissioner Jim Fitzpatrick got a recent call from Tim Bunning. When Tim presented the remodel to the Planning Commission two years ago, Fitzpatrick told him to come back when it was finished and he would nominate the business for the city's Mesa Green Design Award, given to local companies that "go above and beyond" the city's code to use green design.

"He calls me back and said, 'Jim! ... After two years and a lot of money, I did it!' He said, 'I really want that award.'"

Tim has put substantial work into improving the look of his business, Fitzpatrick said.

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"It's called raising the bar in the neighborhood, absolutely," Fitzpatrick said. Other properties on Placentia Avenue are also upgrading. "It's a real catalyst for the whole west side."

GREEN BUILDING BLOCKS

Tim Bunning upgraded his auto repair shop, Beach House Imports, with the help of older brother Nicholas Bunning, a Seattle-based architect. Here are some of the environmentally friendly elements the brothers incorporated:

- **Rainwater collection** from the roofs is rerouted for the toilets and irrigation for **drought-tolerant landscaping**.
- **Recycled wood siding** gives the buildings a modern look but also doesn't have to be repainted.
- **Shaded employee parking** means less use of air conditioning when employees leave for the day.
- **Skylights** in one of the repair garages, with plans for the second garage later, mean less electrical light usage inside.
- **LED and low-energy lighting** is installed throughout the property.
- **Old concrete** that needed to be replaced was broken up and used as aggregate for new concrete surfaces.
- **Laundry machines** on-site to clean employee uniforms rather than sending them out, meaning fewer vehicle trips.

Contact the writer: aboessenkool@ocregister.com

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